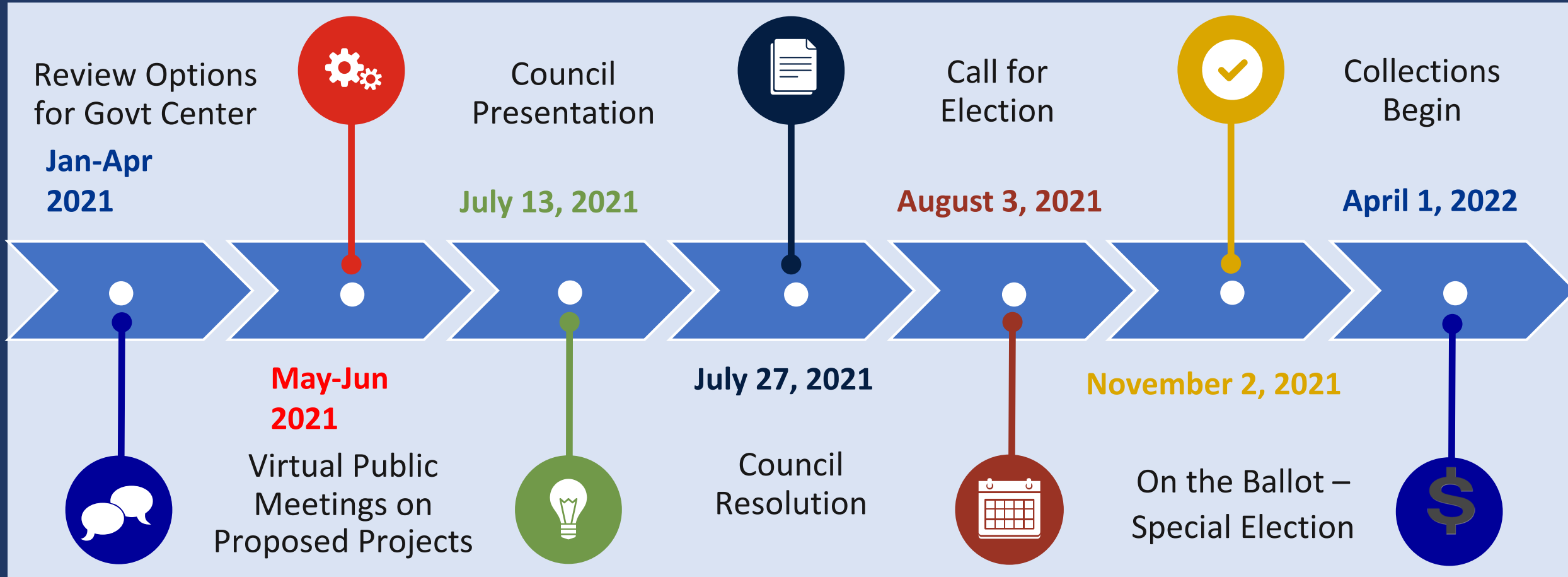


2021 SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) Back to Basics

July 13, 2021

TIMELINE FOR 2021 SPLOST (Special Election)



2021 SPLOST



- 2021 SPLOST Collections = \$400 million
- April 1, 2022 – March 31, 2031 (Estimated for the collection period)
- \$200 million in General Obligations Bonds to be issued for the Judicial Center
- All other projects will be pay-as-you-go



bgp | barnes gibson partners
ARCHITECTS

SLAM

Gilbane

FA
FREEMAN & ASSOCIATES, INC.
CONTRACTORS / CONSTRUCTION MANAGERS

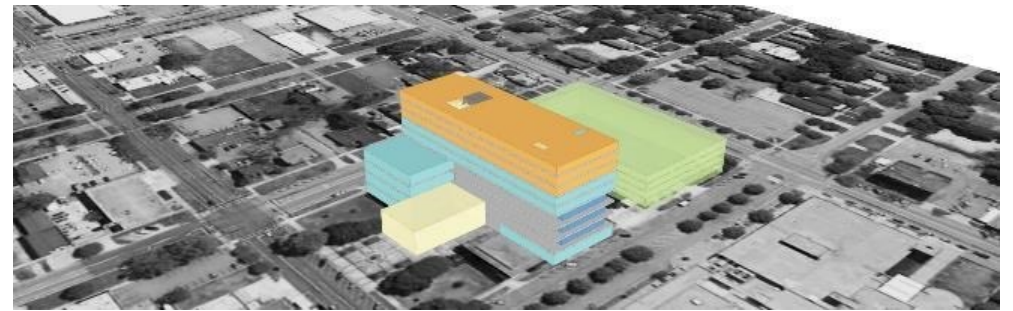
GOVERNMENT CENTER NEEDS
ASSESSMENT & MASTERPLAN

Columbus Georgia
Consolidated Government Center

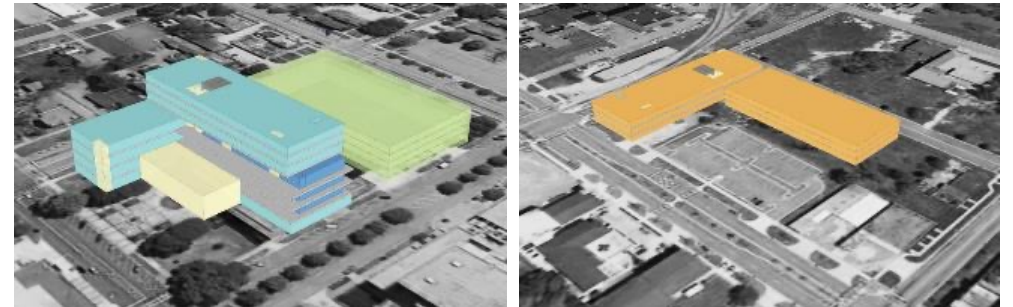
1 Renovated Tower with Addition
Renovate Existing Government & Courts Center Tower, Demolish Wings, and Construct Addition



2 New Complex on Existing Campus Site
Demolish Existing Government & Courts Center Tower and Wings, Construct New Government & Courts Center Complex on Existing Site



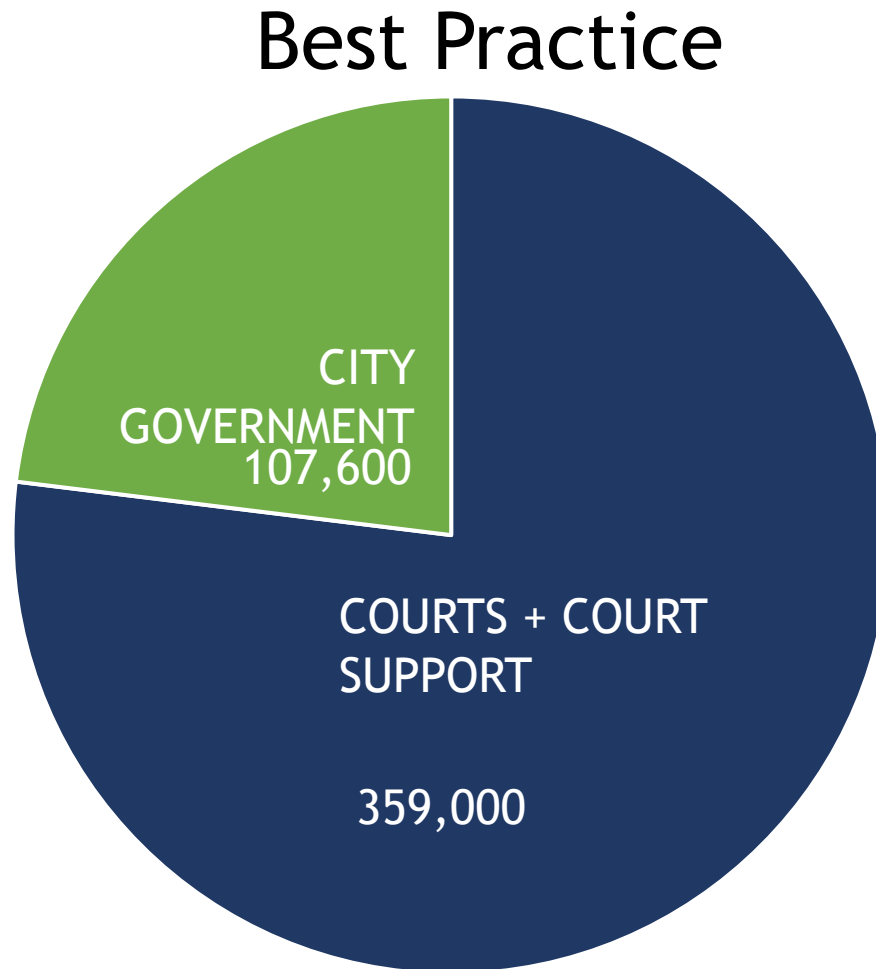
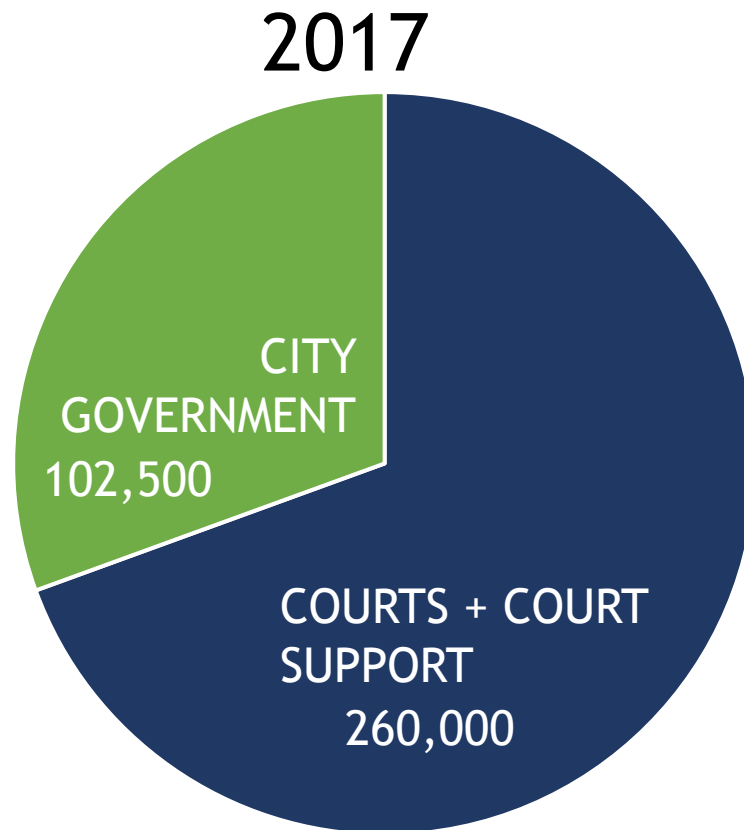
3 New Courts on Existing Campus Site;
Government Campus on New Site
Demolish Existing Government & Courts Center Tower and Wings, Construct New Courts Complex on Existing Site, Construct New Government Center on New Site



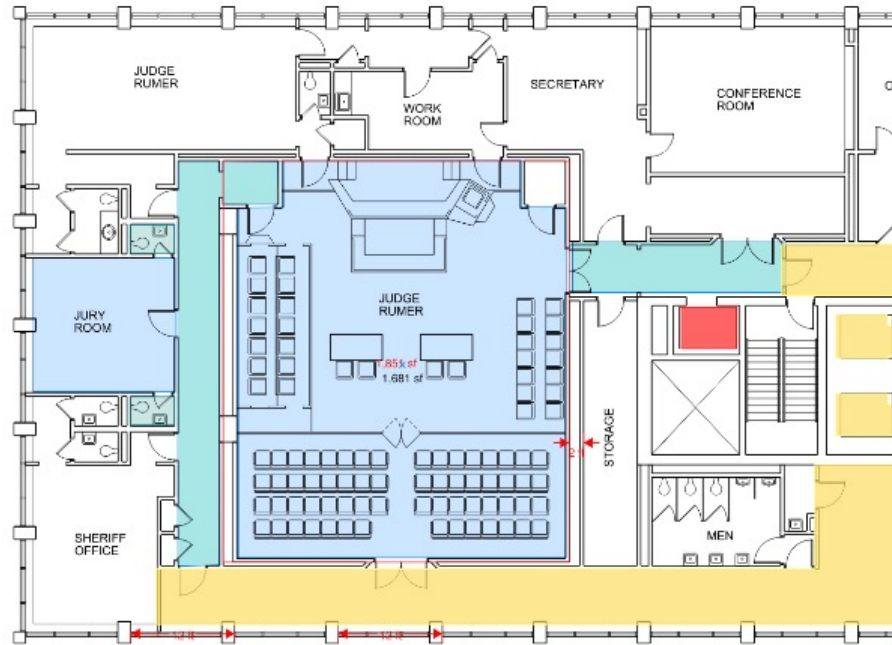
4 New Complex on New Site
Construct new Government & Courts Center Complex on New Site



DESIGN OPTIONS



PROGRAM SPACE NEEDS : RIGHT-SIZING



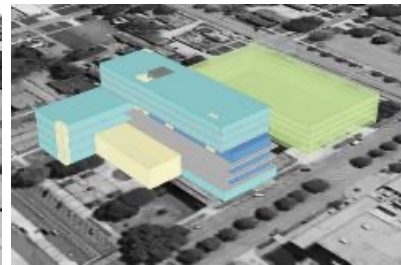
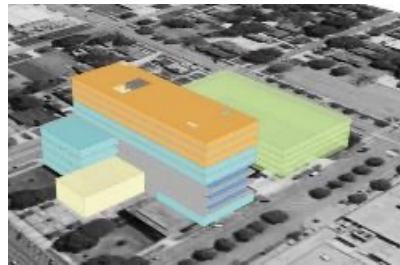
Current



Best Practice

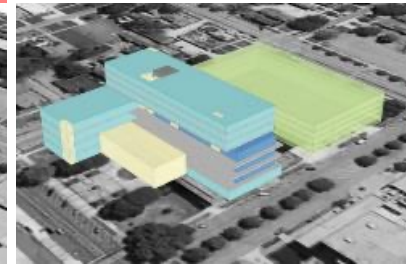
PROGRAM SPACE NEEDS : BEST PRACTICE

No.	Attributes	OPTION 1	OPTION 2	OPTION 3	OPTION 4
1	Site Constraints	Most Site Constraints	Less Site Constraints	Less Site Constraints	Least Site Constraints
2	Schedule/Time Duration	Longest Construction Duration	Moderate Construction Duration	Moderate Construction Duration	Shortest Construction Duration
3	Amount of Risk	More Risk in renovation	Moderate Risk	Moderate Risk	Least Risk
4	Overall Cost	Cost Neutral	Most Expensive	Cost Neutral	Least Expensive
5	Building/Functional Efficiency	Least Functional Efficiency	Ideal Functional Efficiency	Less Functional Efficiency	Ideal Functional Efficiency
6	Disruption to Users	Most User Disruption (tower renovation)	Less User Disruption	Minor User Disruption (phased demolition)	Least User Disruption
7	Support of Users	Most Support	Moderate Support	Most Support	Least Support
8	Economic Benefits	Moderate Economic Benefit	Moderate Economic Benefit	Most Economic Opportunity	Moderate Economic Benefit



COMPARATIVE MATRIX: PROS & CONS

No.	Attributes	OPTION 1	OPTION 2	OPTION 3	OPTION 4
1	Site Constraints	Most Site Constraints	Less Site Constraints	Less Site Constraints	Limited Site Options
2	Schedule/Time Duration	Longest Construction Duration	Moderate Construction Duration	Moderate Construction Duration	Shortest Construction Duration
3	Amount of Risk	More Risk in renovation	Moderate Risk	Moderate Risk	Least Risk
4	Overall Cost	Cost Neutral	Most Expensive	Cost Neutral	Least Expensive
5	Building/Functional Efficiency	Least Functional Efficiency	Ideal Functional Efficiency	Less Functional Efficiency	Ideal Functional Efficiency
6	Disruption to Users	Most User Disruption (tower renovation)	Less User Disruption	Minor User Disruption (phased demolition)	Least User Disruption
7	Support of Users	Most Support	Moderate Support	Most Support	Least Support
8	Economic Benefits	Moderate Economic Benefit	Moderate Economic Benefit	Most Economic Opportunity	Moderate Economic Benefit



COMPARATIVE MATRIX: PROS & CONS

OPTION 3

NEW COURTS ON EXISTING CAMPUS SITE; GOVERNMENT CAMPUS ON NEW SITE

Similar to option 2, the site would be cleared of the current Consolidated Courts buildings for the new development. However, only the Courts building would be built on the existing site. The Government program would be relocated to a new building on another site, or possibly to available space in another building in Columbus. The relocation of the Government program will allow for a smaller, more human-scale building on the existing site, better matching the height of the existing buildings in the vicinity of the site. A new parking structure would be constructed with the Courts on the existing site.



OPTION 3: SCHEMATIC

New Courts Building on Existing Campus Site;
Government Campus on New Site

- **Reduce the Overall Project Costs**
 - **Judicial Center Project Costs less than \$200 M**
- **Look at Existing Building Options**
 - **Health Department Model**

COUNCIL SESSIONS FEEDBACK

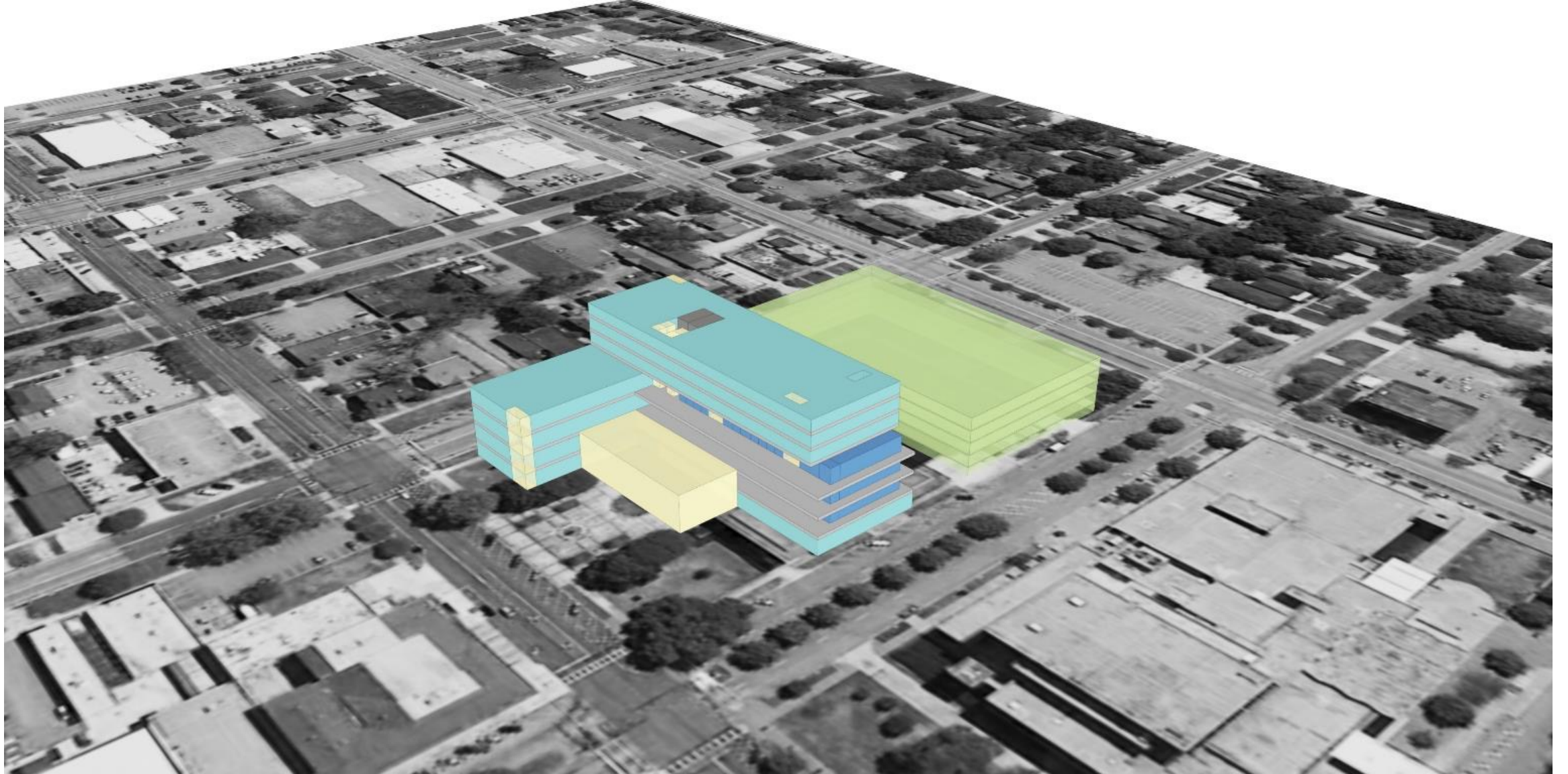


OPTION 3A

- **New Courthouse on Government Center Site**
 - Recorder's Court to remain adjacent to the Jail
- **New Sheriff Administration [PUBLIC SAFETY]**
 - Consolidate Marshal and Sheriff Program Option to locate at Jail site
- **City Government Facility in Renovated Building**
 - Annex Departments could remain

OPTION 3A





OPTION 3A

New Courts Building on Existing Campus
Site; Government Campus in Renovated
Building



OPTION 3A: PHASING

New Courts Building on Existing Campus Site; Government Campus in Renovated Building

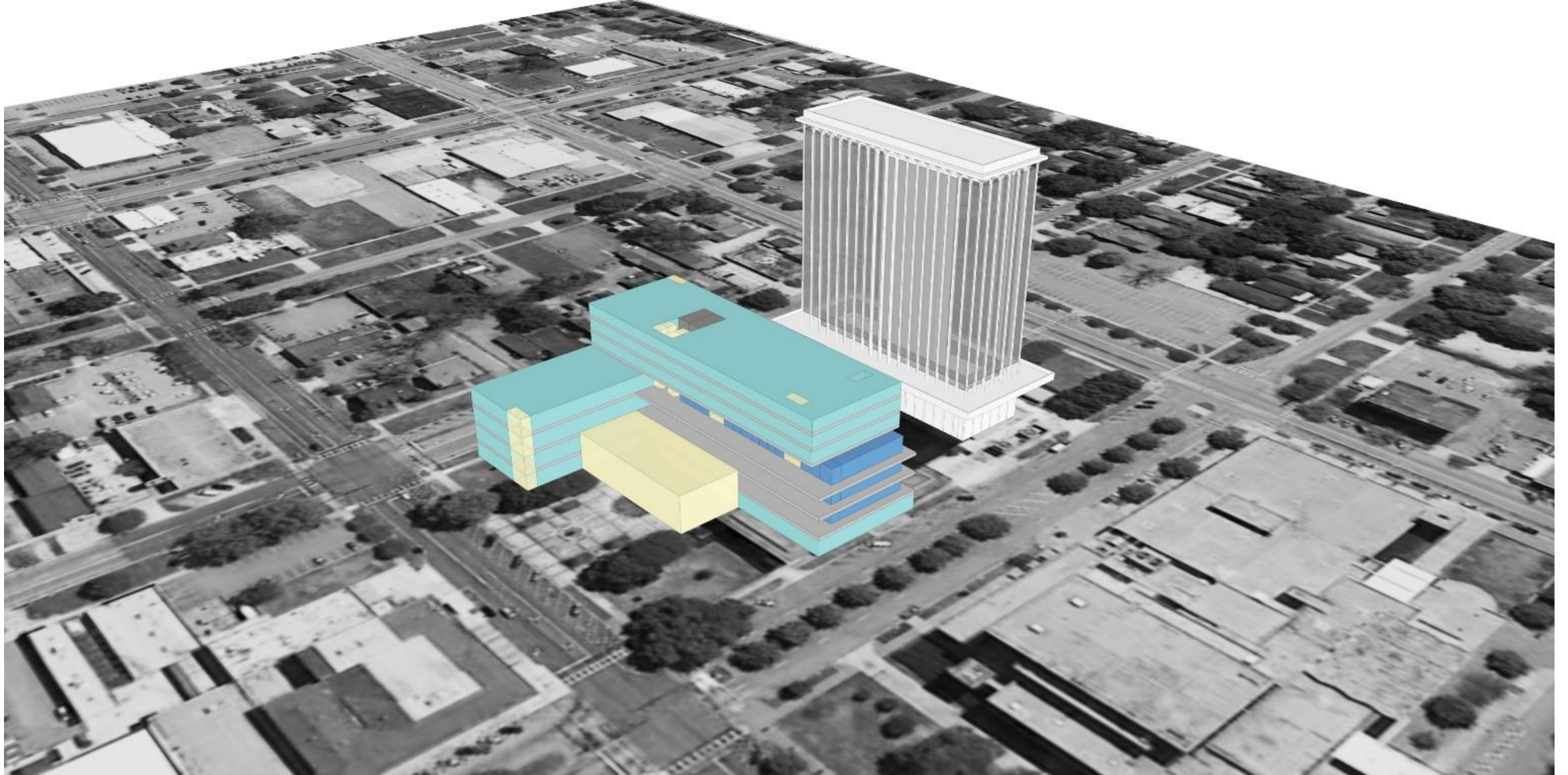
1. Relocate All Campus Government Functions to Renovated Building
2. Relocate Courts Functions from Wings to Vacant Tower space



OPTION 3A: PHASING

New Courts Building on Existing Campus
Site; Government Campus in Renovated
Building

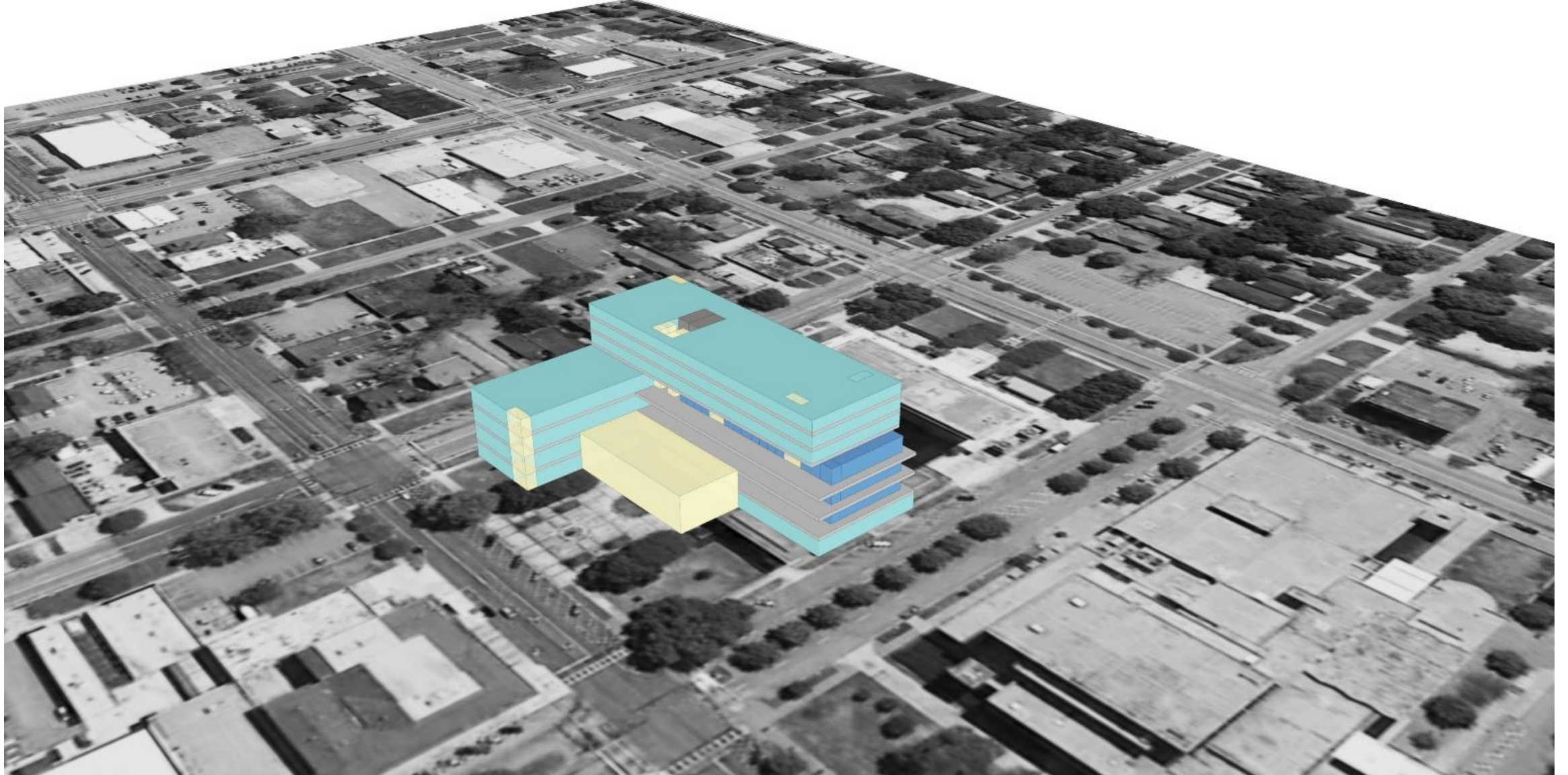
3. Demolish Wings



OPTION 3A: PHASING

New Courts Building on Existing Campus Site; Government Campus in Renovated Building

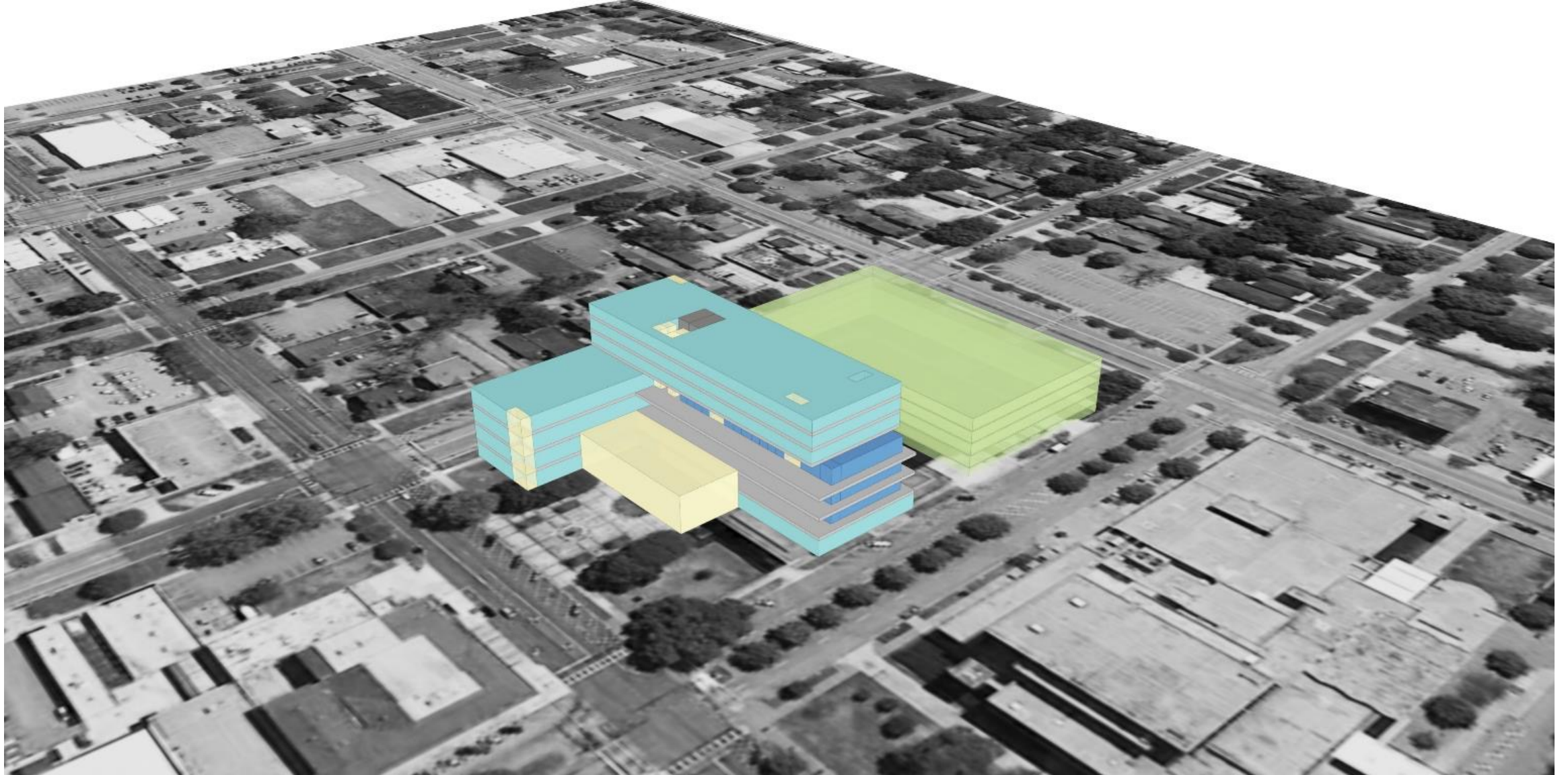
4. Construct New Court Building



OPTION 3A: PHASING

New Courts Building on Existing Campus
Site; Government Campus in Renovated
Building

5. Demolish Existing Tower



OPTION 3A: PHASING

New Courts Building on Existing Campus
Site; Government Campus in Renovated
Building

6. Construct New Parking Structure

SPLOST RECOMMENDED PROJECTS

2021 SPLOST RECOMMENDED BUDGET

Judicial Center	\$200,000,000
Parks & Recreation	\$48,000,000
Public Safety	\$44,000,000
Transportation	\$25,000,000
Stormwater	\$20,000,000
Bull Creek/Oxbow Creek Golf	\$5,000,000

Heavy Equipment/Vehicles	\$14,000,000
IT	\$5,000,000
Trade Center	\$5,000,000
Civic Center	\$5,000,000
Economic Development	\$9,000,000

Judicial Center = \$200 million



- Judicial Center will be approximately 310,000 square feet with an estimated 500-600 space parking facility
- Space for Superior, State, Municipal/Magistrate, Probate, and Juvenile Courts
- Judges and Clerks of each court
- District Attorney
- Public Defender
- Accountability Courts
- Other Court Related Functions

Parks & Recreation = \$48 million



- Park Improvements at Flat Rock Park, Carver Park, Cooper Creek Park, Benning Park, Lakebottom Park, Theo McGee Park, Woodruff Farm Soccer Complex
- Mini Splash Pads at Cooper Creek, South Commons/Civic Center, Carver Park, Liberty District, City Service Center, and Lakebottom Park
- Pickleball Courts at Cooper Creek Park
- Pool/Splash Pad Replacement at Shirley Winston
- Pool/Splash Pad Replacement at Psalmond Road
- Pool/Splash Pad Replacement at Rigdon Park
- Other Park Improvements

Public Safety – Facility Renovations = \$20 million

Renovation/Upgrade of 3 Fire Stations

Replace 1 Fire Station

Renovation of the Public Safety Building

Public Safety – Vehicles and Equipment
= \$24 million

Public Safety – Vehicles & Equipment = \$24 million



- Fire Department
 - Fire Trucks (Ladder Trucks, Engines)
 - Ambulances
 - Administrative Vehicles
 - Other Fire Department Equipment

Public Safety – Vehicles & Equipment = \$24 million



- Sheriff's Office
 - Pursuit Vehicles with Tech packages
 - Range Target System and Firearms Simulator
 - Administrative Vehicles
 - Inmate Transport Vans
 - Bomb Squad Robot
 - Other Sheriff's Office Equipment

Public Safety – Vehicles & Equipment = \$24 million



- Police Department
 - River Road Tower Replacement
 - Pursuit Vehicles with Tech packages
 - SUVs
 - Motorcycles
 - Mobile Command Vehicle
 - Other Police Department Equipment

Transportation = \$25 million



- Resurfacing - \$20,000,000
- Trails/Sidewalks - \$5,000,000

Stormwater/Flood Abatement = \$20 million

- Front Avenue Combined Sewer Replacement
- Chattahoochee Riverwalk Repair – Light Post 88
- Buena Vista Road Drainage Improvements
- College Drive Channel Reconstruction and Detention Rehab
- 14th Street/Broadway Manhole Installation
- Wynfield Loop Storm Drain Rehab
- Edgewood Drainage Improvements

Stormwater/Flood Abatement = \$20 million



- Conisburg Way Storm Drain Rehab
- Combined Sewer Rehab & Manhole Installation Broadway – 4th Street to 9th Street
- Historic Broadway Storm Drain Improvements
- Hawaii Way and Maui Court Storm Drain Rehab
- Chattahoochee Riverwalk Repair – Gazebo Relocation & Site Restoration
- Other Stormwater Improvements and priority pipe rehabilitation

Golf Clubhouses and Bridges = \$5 million



- Replace the Bull Creek Golf Course Clubhouse and replace the bridge
- Renovate Oxbow Creek Clubhouse and replace the bridge

Heavy Equipment/Vehicles = \$14 million



- Heavy Equipment and Vehicle Replacement to include:
 - Tractors
 - Trailers
 - Dump Trucks
 - Asphalt Truck
 - Mowers
 - Utility Trucks
 - Compactor
 - Excavator
 - Passenger Vans
 - SUVs and Pick up Trucks
 - Animal Control Vehicles
 - Other Heavy Equipment and Vehicle Replacement

Information Technology = \$5 million

Replace computer equipment throughout the government

Economic Development = \$9 million

- Additional infrastructure and site preparation at the Muscogee Technology Park
- South Columbus Redevelopment
- Other economic development initiatives

Trade Center = \$5 million



- Renovation of the Convention & Trade Center Parking Structure
 - Current facility provides for 397 spaces. The structure needs to be renovated or replaced with approximately 500 spaces.

Civic Center = \$5 million



- Renovations of the Civic Center to include:
 - Roof Replacement
 - Sound System Replacement
 - LED Display System
 - Video Board and Center Hung Scoreboard
 - HVAC System/Dehumidifier System Replacement

Muscogee
County Sales
Tax Rates if
SPLOST
approved on
11/02/2021

	CURRENT	04/01/2022	01/01/2023
STATE	4%	4%	4%
LOST	1%	1%	1%
OLOST	1%	1%	1%
ESPLOST	1%	1%	1%
TSPLOST	1%	1%	03/2022 Ballot
SPLOST		1%*	1%
TOTAL	8%	9%	8%

*If SPLOST approved on the 11/2/2021 ballot.

Temporary
increase to
9% for 9
months, April
2022 –
December 2022

MUSCOGEE COUNTY SALES TAX RATES

IF SPLOST APPROVED, TSPLOST ENDS

<u>Month</u>	<u>State</u>	<u>LOST</u>	<u>OLOST</u>	<u>ESPLOST</u>	<u>TSPLOST</u>	<u>SPLOST</u>	<u>TOTAL</u>
Jun-21	4%	1%	1%	1%	1%		8%
THRU							
Mar-22	4%	1%	1%	1%	1%		8%
Apr-22	4%	1%	1%	1%	1%	1%	9%
May-22	4%	1%	1%	1%	1%	1%	9%
Jun-22	4%	1%	1%	1%	1%	1%	9%
Jul-22	4%	1%	1%	1%	1%	1%	9%
Aug-22	4%	1%	1%	1%	1%	1%	9%
Sep-22	4%	1%	1%	1%	1%	1%	9%
Oct-22	4%	1%	1%	1%	1%	1%	9%
Nov-22	4%	1%	1%	1%	1%	1%	9%
Dec-22	4%	1%	1%	1%	1%	1%	9%
Jan-23	4%	1%	1%	1%	EXPIRES 12/31/2022	1%	8%
	NO EXPIRATION	NO EXPIRATION	NO EXPIRATION	EXPIRES 06/30/2025		EXPIRES when \$ collected	

History of Sales Tax in Muscogee County

TAX	Effective Date	End Date
LOST	04/01/1976	N/A
OLOST	01/01/2009	N/A
ESPLOST	01/01/1998	12/31/2022
	04/01/2004	12/31/2008
	01/01/2010	12/31/2014
	07/01/2015	06/30/2020
	07/01/2020	06/30/2025
SPLOST	07/01/1993	03/31/2000
	04/01/2000	09/30/2008
TSPLOST	01/01/2013	12/31/2022

2021 SPLOST PUBLIC MEETINGS

- June 14th, 17th and 21st
- 5:30 p.m. – 7:00 p.m.
- City Service Center, Council Chambers, 3111 Citizens Way
- Televised on CCG-TV



QUESTIONS